



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

November 17, 2005

PRESENT: Fruit, Martin, Kennett, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP)Linder

REGULAR MEETING

Chairman Martin called the meeting to order at 7:00 pm.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES:

BOARD MEMBERS FRUIT/KENNETT MOTIONED TO APPROVE THE MINUTES OF THE NOVEMBER 3, 2005 MEETING. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN
NOES: NONE
ABSTAIN: PYLE
ABSENT: NONE

BOARD MEMBER MARTIN STEPPED DOWN FOR THE CONSENT ITEM

CONSENT:

SITE REVIEW AMENDMENT, SRA-04-01: TILTON-GLENROCK/DIVIDEND: A request to amend the site review approval granted to the Capriano Subdivision as part of Site Review application, SR-04-01, to allow for the use of 4 new market rate and BMR architectural plans on 24 lots located on the north and south sides of Coriander Ave.

BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-032.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: MARTIN

PUBLIC HEARING:

BOARD MEMBER MARTIN STEPPED DOWN FOR ITEM 1.

- 1) **SITE REVIEW AMENDMENT, SRA-01-14: MALAGUERRA-ZIENCIAN/MANCIAS:** A request to amend the approved site, landscape and architectural plans for Lot 13 (0.45 acres) of the 15-unit Coyote Creek Estates project. The project site is zoned R-1(20,000)/RPD and is located on Kickapoo Ct, west of Malaguerra Ave. (APN 728-45-037)

BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE RESOLUTION NO. 05-036
THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: MARTIN

BOARD MEMBER KENNETT STEPPED DOWN FOR ITEMS 2 & 3.

- 2) **SITE REVIEW SR 05-14: TENNANT STATION-PANDA EXPRESS:** A request for site and architectural plan approval to construct a new corner tower element to allow an additional sign for the Panda Express located at 216 Tennant Station (APN: 817-06-058).

BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-034 WITH THE FOLLOWING MODIFICATIONS:

- a) Delete items one and three under Section 3.
- b) Modify section two to address landscape area in front of shop area only and require review and approval by a subcommittee of the Board.
- c) Add requirement to have a complete drawing of the gable detail approved by a subcommittee of the Board prior to the issuance of a building permit.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: KENNETT

- 3) **UNIFORM SIGN PROGRAM AMENDMENT, USPA-03-04: TENNANT STATION PANDA EXPRESS:** A request to amend the master sign program to allow an extra sign for the Panda Express located at 216 Tennant Station (APN: 817-06-058).

BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-035 WITH THE FOLLOWING MODIFICATIONS:

Exhibit A shall be amended as follows:

**3. ~~End Cap Tenants with Dormer Element~~
(Tenants have the option of either plan A or B for signage)**

~~A. Plan for corner & Tenants with Dormer Modified Roof Element. and with entrance door under the Dormer.~~

~~Logo and Letter Size: 16" (As shown in detail T-E of sign program).~~

~~Logo Size: Maximum of 36 inches square. Logo area shall be included within the maximum allowable sign area.~~

~~Quantity: One (1) sign and one logo per tenant space.~~

~~Sign Area: Not to exceed 1.5 square feet of linear frontage lease space.~~

~~Sign Length: Not to exceed or overhang the length of the dormer façade.~~

~~Illumination: Neon, (LED or Fluorescent Lamps for logo's only).~~

~~(Entrance door to tenant space shall be placed under dormer façade to qualify for sign on dormer façade).~~

~~B. Plan for all other corner tenants that don't have Dormer Element with entrance under Dormer.~~

~~Letter Size: 16" (grill mounted per detail T-E of sign program).~~

~~Logo Size: 16" (grill mounted per detail T-E of sign program).~~

~~Quantity: One (1) per frontage.~~

~~Sign Area: Not to exceed 1.5 square feet of linear frontage lease space.~~

~~Sign Length: Not to exceed or overhang the length of the metal grille.~~

~~Illumination: Neon, (LED or Fluorescent Lamps for logo's only).~~

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THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: KENNETT

ANNOUNCEMENTS: None

ADJOURNMENT: Chairman Martin adjourned the meeting at 8:10 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator